

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
April 20, 2021

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairman Jorge Perez called the meeting to order at 1:01 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Shirley Newsome, Vice Chairman
Gwendolyn Butler, Secretary
Marc Brooks
Robert Buford
Adela Cepeda
Maurice Cox
Dwight Curtis
Leslie Davis
Eileen Rhodes
Latasha Thomas
Chris Wheat

Not Present

Cornelius Griggs

In response to the COVID-19 Public Health Emergency, prior to the meeting, the Chairman determined that an in-person meeting was not prudent or practical, and thus issued “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” to conduct the meeting remotely on Zoom. The meeting was available to be viewed by the public via live stream through the CDC website.

The CDC also accepted written comments from the public through the CDC website, up to twenty-four (24) hours prior to the meeting, and members of the public wishing to speak on a matter were given an opportunity to register in advance, also up to 24 hours before the meeting. Three attendees were present for public comment; however, they spoke during their specific project. There were no general comments.

II. APPROVAL OF MINUTES OF THE MARCH 9TH MEETING

Commissioner Thomas requested the Commissioners that are delineated as late should be delineated as present.

Motioned by Thomas, as amended, seconded by Butler. Approved 10-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Curtis, Davis Rhodes, Thomas, Wheat, Perez. Abstain/Not Present: Cox, Griggs.

III. NEW BUSINESS

A. ACQUISITION PROCESS PRESENTATION

A review of the City's acquisition authority as stated in the updated CDC rules document that was adopted in January 2014.

Chris Jang Presented

B. 71ST/STONY ISLAND REDEVELOPMENT PROJECT AREA (WARDS 5, 8)

Accept for review the amended redevelopment plan for the proposed 71st and Stony Island Tax Increment Financing Redevelopment Project Area Amendment No. 2 and set dates for a public meeting of the Joint Review Board and a public hearing.

Project Manager: Ryan Slattery

Motioned by Butler, seconded by Brooks. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

21-CDC-6

C. 35TH/STATE TIF REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Armour Institute, LLC for redevelopment of the developer property located at 3300 S. Federal St., located in the 35/State redevelopment project area, and to recommend to the City Council of the City of Chicago the designation of Armour Institute, LLC as Developer.

Project Manager: Aaron Dorsey

Motioned by Butler, seconded by Cox. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

21-CDC-7

D. AVALON/SOUTH SHORE TIF REDEVELOPMENT PROJECT AREA (WARD 7)

Request authority to acquire the property located at 2908-2916 E. 79th Street; 7843 S. Escanaba; 7850 S. Escanaba, 2920-2926 E. 79th Street, 7901-7907 South Exchange, 7911-7933 South Exchange Avenue in the Avalon/South Shore TIF Redevelopment Area.

Project Manager: Lisa Washington

Motioned by Newsome, seconded by Cepeda. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

21-CDC-8

E. AVALON/SOUTH SHORE REDEVELOPMENT PROJECT AREA (WARD 7)

Request authority to advertise and issue a Request for Proposals for the redevelopment of the property located at 2908-2916 E. 79th Street; 7843 S. Escanaba; 7850 S. Escanaba, 2920-2926 E. 79th Street, 7901-7933 South Exchange Avenue in the Avalon/South Shore TIF Redevelopment Area.

Project Manager: Lisa Washington

Motioned by Newsome, seconded by Wheat. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

21-CDC-9

F. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to acquire the property located at 3625 W. Chicago Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area.

Project Manager: Ernest Bellamy

Motioned by Newsome, seconded by Brooks. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

21-CDC-10

G. CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to advertise and issue a Request for Proposals for the purchase and redevelopment of the property located at 3601 W. Chicago Avenue and 3625 W. Chicago Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area.

Project Manager: Ernest Bellamy

Motioned by Newsome, seconded by Butler. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

21-CDC-11

H. ROSELAND/MICHIGAN TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to acquire the property located at 11201-11219 S. Michigan Ave. and 11331 S. Michigan Ave. in the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area.

Project Manager: Michael Penicnak

Motioned to hold by Brooks, seconded by Butler. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

HELD

I. ROSELAND/MICHIGAN REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 11201-11219 S. Michigan Ave. and 11331-11343 S. Michigan Ave. in the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area.

Project Manager: Michael Penicnak

Motioned to hold by Brooks, seconded by Butler. Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs.

HELD

IV. ADJOURNMENT

Motion to adjourn made by Butler, seconded by Thomas. Voice vote, all yeas.
Meeting adjourned at 3:38pm.